

# MINUTES OF JOINT WORKSHOP MEETING

March 29, 2016

## MONTGOMERY CITY COUNCIL and MONTGOMERY EDC

### CALL TO ORDER

Mayor Kirk Jones declared a quorum was present, and called the meeting to order at 6:00 p.m.

### City Council

Present: Kirk Jones Mayor  
T.J. Wilkerson Position # 3  
Rebecca Huss Position # 4  
Dave McCorquodale Position # 5

Absent: Jon Bickford Position # 1  
John Champagne, Jr. Position # 2

### Montgomery EDC

Present: Kirk Jones President  
Bob Kerr Vice President  
Randy Moravec Treasurer  
Bill Hanover Secretary  
Cheryl Fox Board Member  
Andy Dill Board Member

Absent: John Champagne, Jr. Board Member

Also Present: Jack Yates City Administrator  
Larry Foerster City Attorney  
Ed Shackelford City Engineer  
Glynn Fleming Associate Engineer

### WORKSHOP:

Mayor Jones, who also serves as the Montgomery EDC ("MEDC") President, stated that he had two speakers that had submitted forms to comment.

The following speakers addressed City Council and MEDC:

- Philip LeFevre – stated that he would like to remind everyone that the Wine Festival put on by the HMBA benefitted 800-1,000 people. He said that he would hate to see the City give up sovereignty and he felt that the Chamber had a lack of reporting directly to the City.

Mr. LeFevre advised that Patti Stafford and a number of people ran the HMBA very well, and when they handed it over they had \$40,000 to \$50,000 in funds. Mr. LeFevre advised that it seemed strange that while the last five years the festivals did well, the HMBA has no money. Mr. LeFevre said that the funds needed to be audited, and said that it was very important that the funds did not get comingled with the Chamber. Mr. LeFevre said one group should run all the festivals.

John Champagne arrived at the meeting at 6:10 p.m.

1. Presentation and discussion regarding Economic Development and Community Master Plan as suggested by Randy Moravec, Montgomery EDC Board Member.

Randy Moravec, Treasurer for the MEDC, discussed that he felt that the MEDC needed to have a Mission Statement. He detailed the differences between rural and urban communities and the different aspects of each group.

Randy Moravec stated that Shannan Reid had presented the 2012 goals and objectives to the Board and the MEDC needs to develop action steps. Randy Moravec said that there should be a contract with the Chamber or HMBA.

Mr. Yates advised that in 2009 the City had worked on a Comprehensive Plan, which looked like they needed a couple more meetings to complete the process, but it looked good.

Rebecca Huss said that the City works with the large businesses that come into the City, but she felt the organic businesses need more help. Rebecca Huss said that the City also needs to make sure and preserve the Historic District.

John Champagne asked what 2 or 3 objectives would be for the MEDC. Randy Moravec advised that they would be the Mission Statement and the Goals and Objectives. Randy Moravec said that the current Mission Statement needs to be modified, and they need to work toward getting a set of goals to accomplish.

Hillary Dumas- had submitted a request to speak, and advised that she had an interest in how the Chamber money was being spent, because she wants the money spent on positive things to promote the City. Hillary Dumas said that she wants to know how the money is being used and whether it benefits the people of the City.

Rebecca Huss said that she would like to define the relationship between the City and Chamber. Rebecca Huss stated that she was unaware if there was a formal contract between the two entities.

Mr. Foerster explained to the attendees the differences between an Economic Development Corporation ("EDC") and a Community Development Corporation. Mr. Foerster stated that the City Council was not in the business of running the Chamber of Commerce. Mr. Foerster said that the MEDC funds can't be used for just anything, the funds are to generate more sales tax revenue for the City, promote jobs in the City and enhance the quality of life in the City.

Rebecca Huss said that this year the Chamber is losing downtown members, so there will be less members. Mayor Jones said that the Chamber extends beyond the City limits.

Dave McCorquodale stated that the original intent was to have Shannan Reid work 20 hours, so the question should be are we getting what we are paying for. Rebecca Huss asked why they decided the part time person would partner with the Chamber. Dave McCorquodale said that the Interim City Administrator and former City Engineer knew that development was coming and that is why the MEDC and HMBA aligned. Dave McCorquodale said that it was never that City was supporting any organization, it was buying 20 hours of time per week. Dave McCorquodale said that there was not enough activity to warrant a true director.

Hillary Dumas said that when they went to City Council the primary focus was Montgomery and to bring people to the City. Hillary Dumas said that the focus of the HMBA was different than it is now, now it is the Chamber.

Andy Dill stated that the MEDC Budget funds several festivals and events such as, the Texian Heritage Festival, Christmas in Montgomery, Christmas Lighting. Andy Dill advised that the budget also provides for administrative costs. Andy Dill said that in his opinion the funds provided to the festivals are for promotional services to bring visitors to the City of Montgomery.

Rebecca Huss asked for a copy of the original Mission Statement with the Goals and objectives.

Randy Moravec said that it was obvious that the group wants to think a little more about the Goals and Objectives.

Carla Nash, stated that she did not like the meeting being hijacked when there was a process in place, and it was not fair that certain people direct the conversation. Carla Nash said that the conversation keeps going back to the Antique Festival. Mayor Jones said that the conversation was not about the Antique Festival and the MEDC will consider all things that come before the Board.

John Champagne asked whether it would be feasible to use all the passion to form a Community Development Master Plan.

Mr. Foerster said that the reason why there is a Chamber of Commerce, in any City, is because the City Council, by law, can't do things some of the things like hand out money. The Texas State Comptroller's website details EDC's and what they are permitted and not permitted to do.

After discussion, John Champagne stated that he wants to see three things done. They need to work toward a goal on what will facilitate the concerns of the MEDC, modify the mission statement and work toward a reasonable set of goals to accomplish.



After discussion, the Mayor stated that at the next MEDC meeting they will look at the job description and evaluate what they are paying for regarding the position held by Shannan Reid.

Randy Moravec said that they need to establish roles of the Chamber and MEDC and asked if Jack Yates and Shannan Reid could provide an example contract for the MEDC.

Mayor Jones said that it might be good for the MEDC to make a report to City Council on a quarterly basis. Andy Dill advised that a quarterly or annual report would be very easy to generate.

2. Discussion regarding Montgomery EDC financial participation with Montgomery Area Chamber of Commerce.

After discussion, it was determined that the following needed to be done:

- work on Mission and Goals;
- Jack Yates and Shannan Reid are to provide two or three sample contracts with the Chamber for services to eliminate any gray areas. Mr. Foerster will provide some examples; and
- meet with the Chamber to review the contract.

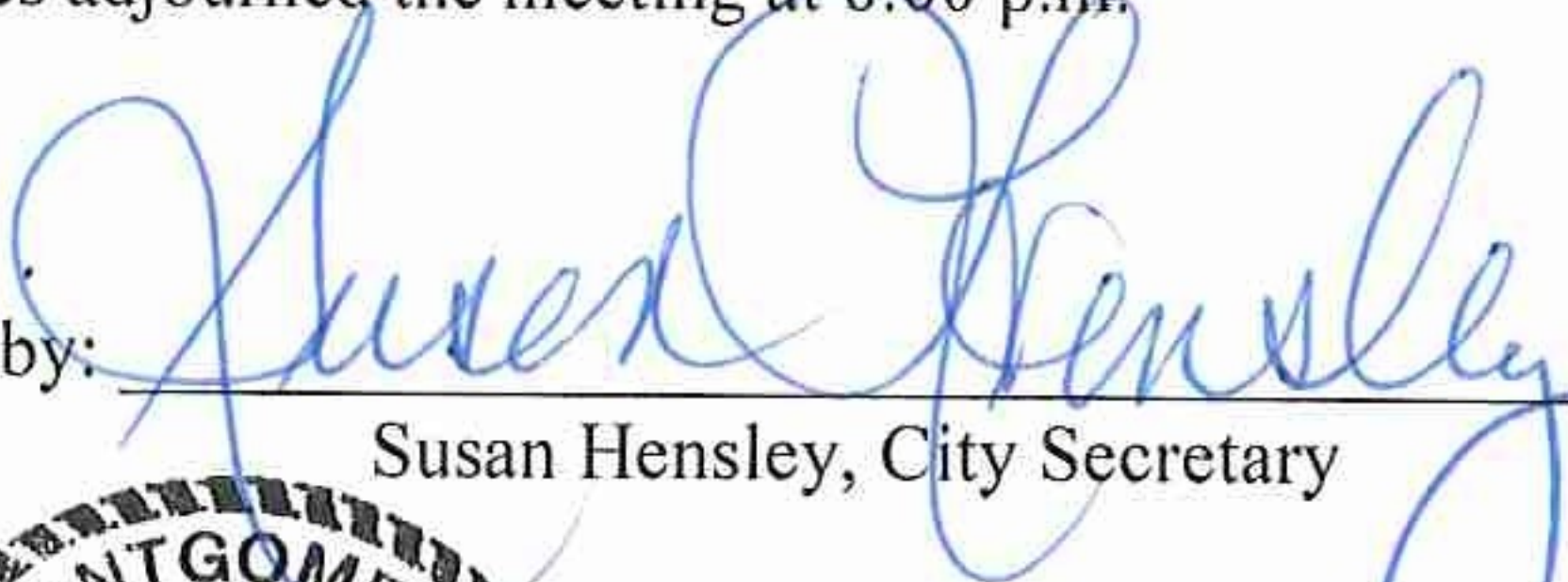
Bill Hanover stated that the MEDC meetings are open to the public, and there is an opportunity for public comments. Bill Hanover encouraged everyone to come and attend the MEDC meetings to see what they are doing and that they are getting their money's worth from Shannan Reid.

HMBA President, Tiffany Lockhart commented that she did not like the conflict between the Chamber and the HMBA. Tiffany Lockhart said that the merchants were upset by how they were informed that the Antique Festival was cancelled. She advised that the HMBA is picking up the pieces to get the Antique Festival going and putting the HMBA back together. Tiffany Lockhart said that she hoped everyone could work together.

ADJOURNMENT

Mayor Jones adjourned the meeting at 8:00 p.m.

Submitted by:

  
Susan Hensley, City Secretary

Date Approved:

04/26/2016



  
Mayor Kirk Jones